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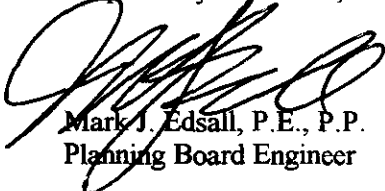
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PATRIOT BLUFF CONDO SITE PLAN
(LANDS OF RPA ASSOC.)
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVE (CR 69)
SECTION 4 - BLOCK 2 - LOT 21.2
PROJECT NUMBER: 01-65
DATE: 11 FEBRUARY 2004
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A MULTI-FAMILY
CONDOMINIUM SITE PLAN ON THE WESTERLY PORTION OF THE RPA
PROPERTY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12
DECEMBER 2001, 22 MAY 2002 AND 28 JANUARY 2004 PLANNING
BOARD MEETINGS.

1. As previously noted, this site plan development is a component of the Planned Unit Development (PUD) previously reviewed and approved by the Town Board. The unit count was previously reduced from 124 to 106, and is now down to 96 units on the 29.3+ Acre site. A common clubhouse building with pools, excess "visitor" parking, and recycling/waste centers, are all included on the detailed plan set, which is now 16 drawings.
2. As a reminder, the Town Board previously completed a SEQRA review and determination for this site as part of the review of the PUD. We had previously determined that the only SEQRA action as part of this application would be the confirmation by the applicant's engineer that the various potential environmental impacts resultant from this application are consistent with those considered in the previous SEQRA review. This is a similar approach to that done by the Planning Board in their review of the RPA site plan at Rt. 32 and Union Avenue.
3. Adequate information exists on the plan submittal for a public hearing. It is my recommendation that the Board authorize the public hearing. We will continue our detailed review of the plans submitted for that Public Hearing.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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